



# City of Carlsbad

## Planning Department

### NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

**CASE NAME:** Carlsbad Encinas Auto Plaza  
**CASE NO:** GPA 07-01/ZC 07-01/LCPA 07-01/SP 07-01/SDP 07-01/CDP 07-03  
**PROJECT LOCATION:** East side of Avenida Encinas between Palomar Airport Road and Poinsettia Lane

**PROJECT DESCRIPTION:** The project consists of the development of a 25.1 acre Regional automobile sales and service facility located on the east side of Avenida Encinas, adjacent and west of the Interstate 5 freeway, between Palomar Airport Road and Poinsettia Lane. The project proposes three auto dealerships with a future site for an additional dealership. One of the dealerships is an expansion of the existing Porsche dealership located south and adjacent to the site. The project requires Land Use and Zoning changes from Planned Industrial/Office to Commercial. A 3.2 acre portion, which is located in the northern portion of the site, is proposed to be designated Public Utility for the existing underground waste water storage tanks of the Encina Waste Pollution Control Facility. The site is relatively flat and previously disturbed by grading activity associated with surrounding development. No structures exist on the site other than underground water storage structures. The project is located north of the existing Porsche Dealership and North County Transit District's Poinsettia Commuter Rail Station, south of the existing Encinas Waste Pollution Control Facility and City of Carlsbad Reclaimed Water Treatment Plant, east of Avenida Encinas (and San Diego Northern Railroad line), and west of the Interstate 5 Freeway. Also to the south is the Poinsettia Station mixed use project (aka Poinsettia Commons), a vacant Community Facility site and an existing apartment (affordable housing) project.

**PROPOSED DETERMINATION:** The City of Carlsbad has conducted an environmental review of the above described project pursuant to the Guidelines for Implementation of the California Environmental Quality Act and the Environmental Protection Ordinance of the City of Carlsbad. As a result of said review, the initial study (EIA Part 2) identified potentially significant effects on the environment, but (1) revisions in the project plans or proposals made by, or agreed to by, the applicant before the proposed negative declaration and initial study are released for public review would avoid the effects or mitigate the effects to a point where clearly no significant effect on the environment would occur, and (2) there is no substantial evidence in light of the whole record before the City that the project "as revised" may have a significant effect on the environment. Therefore, a **Mitigated Negative Declaration** will be recommended for adoption by the City of Carlsbad City Council.

A copy of the initial study (EIA Part 2) documenting reasons to support the proposed Mitigated Negative Declaration is on file in the Planning Department, 1635 Faraday Avenue, Carlsbad, California 92008. Comments from the public are invited. Please submit comments in writing to the Planning Department within 30 days of the date of this notice.

The proposed project and Mitigated Negative Declaration are subject to review and approval/adoption by the City of Carlsbad Planning Commission and City Council. Additional public notices will be issued when those public hearings are scheduled. If you have any questions, please call Van Lynch in the Planning Department at (760) 602-4614.

**PUBLIC REVIEW PERIOD** May 1, 2008 through May 31, 2008  
**PUBLISH DATE** May 1, 2008

